

Draft Minutes for the October 4, 2023, Planning Commission Regular Meeting

- A) SUP23-265 Public hearing and recommendation to City Council to rezone 0.38 acres out of New City Block 4071, Schneider Addition, Lots 7 & 8, from SND-1 (Special Neighborhood District-1) to R-3L (Multifamily Low-Density District) currently addressed at 605 South Santa Clara Avenue. (Applicant: Killen, Griffin & Farrimond PLLC, James B. Griffin; Owner: Matthew T. Goles; Case Manager: Amanda Mushinski)**

Amanda Mushinski presented the aforementioned item and recommended approval as stated in the staff report.

Chair Edwards asked if there were any questions for staff.

Discussion followed on R-3L height restrictions.

Chair Edwards invited the applicant to speak.

James Griffin elaborated on the request with the aid of a presentation.

Discussion followed on the design of the residential units and parking lot of the proposed development, as well as ownership of the residential units and R-3L development standards.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

The following individuals spoke in opposition of the request: Donald Zercher, Tim Word, Stacie Zercher.

Simmont provided clarification regarding zone change procedures and code requirements regarding new development.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Discussion followed on revisions made to the original proposal, public notification procedures, the need for middle housing developments, current and previous zoning of the area, and development standards of SND-1 and R-3L.

Commissioner Meidema left the dais at 6:51pm.

Commissioner Meidema returned to the dais at 6:54pm.

Discussion followed on public notification procedures, and current SND-1 zoning of the property.

Motion by Commissioner Sonier, seconded by Commissioner Meidema, to recommend approval to City Council regarding the proposed rezoning of 0.38 acres out of New City Block 4071, Schneider Addition, Lots 7 & 8, from SND-1 (Special Neighborhood District-1) to R-3L (Multifamily Low-Density District) currently addressed at 605 South Santa Clara Avenue. Motion carried (4-3-0) with opposition from Commissioner Chafin, Commissioner Allen, and Commissioner Sonier.